



Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: LINDA M. EDWARDS, AICP, PLANNING DIVISION MANAGER
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MEETING DATE: NOVEMBER 5, 2014

SUBJECT: REVIEW PLANNING COMMISSION 2014 ACCOMPLISHMENTS

STRATEGIC INITIATIVE: Community Livability

Projects are reviewed in line with the Town's objective for community livability.

RECOMMENDED MOTION

A MOTION IS NOT REQUIRED AS THIS IS AN OVERVIEW FOR INFORMATION PURPOSES AND RECOGNITION OF THE PLANNING COMMISSION'S EFFORTS IN 2014.

OVERVIEW OF COMMISSION WORK NOVEMBER 2013 TO NOVEMBER 2014

In addition to the Planning Commission meeting once a month, Commissioners are involved with the community and Town staff on special committees, consultations with Applicants and Town staff in preparation for public hearings. Commissioners also serve as the Board of Adjustment and Zoning Hearing Officer as needed.

Tonight is an opportunity to thank each Commissioner for their work, guidance and direction. Your decisions shape our future and implement the needs and wants of the residents. The General Plan goals and policies and the Zoning code are important tools that are updated under your direction to respond to a growing community and changing technology. Here are the highlights of your work over the past 12 months:

November 2013	<ul style="list-style-type: none"> ✓ Top Golf is introduced proposing a 3 story entertainment venue ✓ Chicken regulations are still being fine tuned ✓ Recovery Residences regulations are discussed ✓ One major General Plan amendment in the Santan Character Area is reviewed
December 2013	<ul style="list-style-type: none"> ✓ The annual General Plan update adds the potential of a freeway interchange at the 202 Freeway and Lindsay Road ✓ Rivulon, a 233 acre project, fine tunes zoning in preparing for Phase I ✓ A College use is added to the Heritage District zoning district in preparation for new development in the downtown ✓ The Bridges rezonings continue to be amended to accommodate several builders ready to develop
January 2014	<ul style="list-style-type: none"> ✓ Infill parcels propose new PADs to entitle development – Copper Ranch needs SF-D zoning in lieu of MF/M slightly reducing density yet offering infill in tune with existing development. ✓ Ben Franklin School relocates from Warner Road to Val Vista Road and annexes and rezones 18 acres.
February 2014	<ul style="list-style-type: none"> ✓ 60 acres is rezoned to Regional Commercial near Banner Hospital at Higley/Baseline Roads ✓ Recovery Residence regulations are recommended for approval ✓ Chicken regulations for a range of lot sizes are recommended for approval ✓ A senior housing project receives additional square footage per PAD allowances at Lindsay/Williams Field Road ✓ Fincher Field plat in the Gateway Area for an 8 acre/108 units is approved.
March 2014	<ul style="list-style-type: none"> ✓ SXU zoning is recommended for approval for a downtown university ✓ Behavioral Health regulations are reviewed.
April 2014	<ul style="list-style-type: none"> ✓ Planning Commission participated in stakeholder meetings for new UP findings when Multi-Family is proposed in Regional Commercial zoning. ✓ Lyon's Gate, a 560 acre community created in 2003, proposes a zoning change for the last phase of development. ✓ The Enclave of 10 lots request a PAD to amend the final plat for 20 lots to accommodate new development near Higley/Baseline Roads ✓ Santan Character Area open house is held

May 2014	<ul style="list-style-type: none"> ✓ Commission reviews projects previously heard ✓ Santan Character Area open house is held
June 2014	<ul style="list-style-type: none"> ✓ Commission reviews the summary of two open houses in the Santan Character Area ✓ Cooley Station, a 775 acre master plan since 2006, requests rezoning of 112 acres to add a new mix of housing life styles
July 2014	<ul style="list-style-type: none"> ✓ Commission initiates an update to the LDC in response to customer needs, changes in technology and business types ✓ Zoning and Plat proposes are reviewed concurrently for development in the Santan Character Area at Val Vista/Riggs Roads
August 2014	<ul style="list-style-type: none"> ✓ Commission approves a few Preliminary Plat cases that support recent rezonings ✓ Board of Adjustment reviews long standing animal uses – this results in a code change to reflect resident preferences
September 2014	<ul style="list-style-type: none"> ✓ A new request to change Light Industrial to General Office is proposed to accommodate Senior Living/Congregate Care near Warner/Power Roads ✓ Two batches of code “clean ups” are reviewed
October 2014	<ul style="list-style-type: none"> ✓ LDC clean ups are reviewed ✓ Several Rezonings and Plats are reviewed
November 2014	<ul style="list-style-type: none"> ✓ LDC clean ups are reviewed ✓ Use Permits and Plats are reviewed that follow approved zoning

Planning Commission tools consists of a range of documents that provide direction, general guidance and very specific regulations. Projects reviewed by the Commission follow Federal, State, County and local regulations and guidelines. The Commission regularly proposes and reviews amendments such as changes to the General Plan or Zoning Code in order to keep current and meet new needs in the community. The Commission participates in complex issues and relates to the public in terms that all can understand. The Commission works as a team to vet important issues and approve or provide recommendations to the Town Council for additional public hearings. Gilbert is recognized for so many successes due in part to the Commission’s work in implementing the General Plan – here are just a few:

Gilbert is the 22nd Best Place to Live – Money Magazine 2014
 33rd Best Place to Live in the United States – CNN
 2nd Safest City in the United States – Law Street Media

Fastest Growing Community in Arizona – Arizona Home Builders Association
Top Places in the Nation to Live and Learn – GreatSchools.org
Bicycle Friendly Community – League of American Bicyclists

Thank you for all you do!

STAFF RECOMMENDATION

A motion is not required.

Respectfully submitted,



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